

## **MINUTES OF HARRISONBURG PLANNING COMMISSION**

**August 12, 2009**

The Harrisonburg Planning Commission held its regular meeting on Wednesday, August 12, 2009, at 7:00 p.m. in the City Council Chambers, 409 South Main Street.

Members present: Richard Baugh, Jared Burden, Charles Chenault, Muawia Da'Mes, Bill Jones, and J.M. Snell.

Members absent: Alan Finks

Also present: Stacy Turner, Director of Planning and Community Development; Adam Fletcher, City Planner; Alison Banks, Planner and Secretary.

Chairman Burden called the meeting to order and determined a quorum with six of seven members in attendance. He then asked for review and approval of the minutes from the July 8, 2009 Planning Commission meeting.

Mr. Snell moved to approve the minutes from the July 8, 2009 meeting.

Mr. Chenault seconded the motion.

All voted in favor of approving the minutes. (6-0)

### **New Business**

#### ***Preliminary Plat – LeRay Circle Commercial Park***

Chairman Burden read the first item of business and asked for staff to review.

Mr. Fletcher said the Comprehensive Plan designates this area as General Industrial. This designation states that these areas are composed of land and structures used for light and general manufacturing, wholesaling, warehousing, high-technology, research and development, and related activities.

The following land uses are located on and adjacent to the property:

Site: Industrial uses, zoned M-1

North: Industrial uses, zoned M-1

East: Vacant property, zoned M-1

South: Vacant property, zoned M-1 and Rockingham County property, zoned M-1

West: Vacant property, zoned M-1

The applicant is requesting to preliminarily subdivide a 17.19-acre parcel into two lots; a 4.15 +/- acre parcel and a 13 +/- acre parcel. The property is located in the southern portion of the city with frontage along LeRay Circle and is zoned M-1, General Industrial District.

The division is considered a major subdivision as the original tract of land is larger than 5 acres; therefore, the subdivision exceeds the requirements for administrative review and must be reviewed by Planning Commission. The subdivision requires no variances, therefore approval from Planning Commission would endorse the subdivision and allow the applicant to submit a final plat and

continue to subdivide the parcel through an administrative review; no approval from City Council is required.

The illustrated frontage on LeRay Circle for the 4.15-acre parcel does not have enough width to permit the required commercial entrance; therefore, during the final plat review the applicant must establish a private access easement before staff can approve the division. The plat illustrates that a 60-foot access and utility easement will be established. As always, during the final platting process, the applicant will be required to submit a deed of easement for the required public easements as shown on the plat.

As shown, the proposed division would conform to the Subdivision Ordinance; therefore staff recommends approval of the request.

Chairman Burden said this is not a public hearing; however if the applicant or applicant's representative would like to speak they may do so at this time. Hearing no one, Chairman Burden asked if there were any questions or discussion regarding the preliminary plat.

Mr. Da'Mes asked if the access easement would allow for two-way travel.

Mr. Fletcher replied it would be essentially the exact commercial entrance that is currently located at the site. It would be a shared access easement for both properties where the existing driveway is now.

Chairman Burden asked if the applicants owned that portion of this parcel that appears to be in the County or are they two separate parcels.

Mr. Fletcher said yes. What you see on the preliminary plat is the entire parcel and part of it is in the county.

Mr. Snell made a motion to accept the preliminary plat as presented.

Mr. Chenault seconded.

Chairman Burden called for a voice vote on the matter.

All voted in favor of approving the preliminary plat (6-0).

### ***Massanutten Technical Center Parking Plan***

Chairman Burden read the request and asked for staff to review.

Mr. Fletcher said the Comprehensive Plan designates this area as Public / Semi-Public. This designation includes both existing and proposed public and semi-public use. They include lands owned or leased by the Commonwealth of Virginia (except for institutions of higher learning), the federal government, the City of Harrisonburg, and other governmental organizations. Examples of uses included in this category are public schools, libraries, City Hall and City administrative and support facilities.

The following land uses are located on and adjacent to the property:

- Site: Massanutten Technical Center, zoned M-1
- North: Fire Station #2 and Tenneco Walker, zoned M-1
- East: Industrial uses, zoned M-1
- South: Auto auction site, zoned M-1

West: Pleasant Valley Elementary School, zoned M-1

Massanutten Technical Center (MTC) is requesting to modify their parking plan as required by Section 10-3-25 (15) of the Zoning Ordinance. This section specifies that off-street parking for schools is programmed by the applicable school authorities as necessary to meet state standards for the proposed use and then shall be reviewed and approved by Planning Commission. Essentially, each school determines the amount of parking they feel is adequate for their site and their uses.

This modification is necessary as MTC is currently seeking approval of a comprehensive site plan to add approximately 20,000 square feet of classroom space. The addition is proposed for the Health and Public Safety Building that is located on the front portion of the eastern most building, which will expand into a parking area and consume about 26 parking spaces. Presently, MTC has roughly 390 parking spaces; if their proposal is approved, they would have approximately 364 parking spaces remaining. In the opinion of W. Marshal Price, Director of MTC, the addition and the loss of the approximate parking spaces will have minimal effect on their facility and he believes the remaining spaces will accommodate their needs.

Staff supports the requested modification.

Chairman Burden asked if there were any questions for staff.

Mr. Jones made a motion to approve the parking modification request.

Mr. Chenault seconded the motion.

Chairman Burden called for a voice vote on the matter.

All voted in favor of approving the parking modification request for MTC (6-0).

Mr. Fletcher added that this item does not need to go before City Council.

### **Unfinished Business**

None.

### **Public Input**

None.

### **Report of secretary and committees**

Mr. Fletcher said the Zoning Inspectors visited the Smithland Road sector of the City this month and there were no violations. Next month, inspectors will be in the North Main Street sector of the City.

Mr. Baugh said there have been two Council meetings since this group last met. Everything that this board suggested has gone forward as this board suggested, with two exceptions. The Kettelkamp preliminary plat variance request that was recommended for denial by this board in a split vote was approved by City Council in a split vote. The Shentel tower that was recommended favorably by Planning Commission was tabled by Council. A larger discussion came up about whether there is the possibility of looking at other sites, specifically City property.

### **Other Matters**

Mr. Fletcher said there are two other matters. Staff would like to put forth September 16, 2009 as a time for us to review some of the Comprehensive Plan chapters. We have made good progress over

the last two months with editing the chapters and what we will probably do is send you three chapters to review. We can then look at those three chapters on the 16<sup>th</sup>. I think it would be best if all of us reviewed the edited chapters before we go into any public input sessions. Does this date work for everyone?

There was unanimous agreement on this date.

Mr. Fletcher said it would be on September 16<sup>th</sup> in the Community Development Classroom at 7:00 p.m. The second item to discuss is the November 11<sup>th</sup> Planning Commission meeting date, which occurs on Veterans Day. Staff does not work that day, the City offices are closed; but we can still have Planning Commission that evening if needed. If you would like to move it, we need to know so that we can make adjustments to advertising schedules and so forth.

Planning Commission agreed that it was a day off for staff and therefore it should be moved.

Mr. Fletcher said November 10<sup>th</sup> is City Council and the room is not available. There is Thursday, November 12<sup>th</sup> or the third Wednesday of the month.

Planning Commission agreed to move the November meeting to November 12<sup>th</sup>, unless the Council Chambers is not available on that date.

#### **Adjournment**

The meeting was adjourned at 7:20 p.m.

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Chairman Jared Burden

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Secretary, Alison Banks